



# 2355 HONOLULU AVENUE #2357 & 200

MONTROSE, CA 91020

OFFICE SUITE FOR SUBLEASE



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**SYSTEMS REAL ESTATE**  
MANAGEMENT, INC.  
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# 2355-2357 HONOLULU AVENUE #2357

MONTROSE, CA 91020



**OFFERING SUMMARY**

Lease Rate:	\$4,850.00 Per Month (NNN)* \$2.89 SF/MO+ *NNN @ \$0.42 SF/MO
Available SF:	1,680 SF
Building Size:	8,682 SF
Lot Size:	7,737 SF

**PROPERTY OVERVIEW**

Rare opportunity to lease approximately 1,680 SF of ground-floor retail/office space in the heart of Montrose along the highly desirable Honolulu Avenue corridor. The suite offers excellent street visibility, prominent signage exposure, abundant natural light, a private restroom, and one dedicated parking space.

The flexible floor plan is well suited for a variety of retail, professional office, service, showroom, wellness, or creative uses. Surrounded by popular restaurants, boutiques, coffee shops, and neighborhood amenities, the location benefits from strong pedestrian activity and a vibrant local business community.

Available via sublease through October 31, 2026, this is an excellent opportunity for businesses seeking a prime Montrose location with immediate occupancy potential.

**SUBLEASE TERM:**

- Available for occupancy October 31, 2026





# 2355-2357 HONOLULU AVENUE #200

MONTROSE, CA 91020



## OFFERING SUMMARY

Lease Rate:	\$2,900.00 Per Month (NNN)* \$2.91 SF/MO+ *NNN @ \$0.41 SF/MO
Building Size:	995 SF
Building Size:	8,682 SF
Lot Size:	7,737 SF

## PROPERTY OVERVIEW

Position your business in the heart of Montrose with this professionally maintained second-floor office suite located along the highly desirable Honolulu Avenue corridor. Suite 200 offers approximately 995 square feet of functional office space ideal for professional, creative, consulting, medical-adjacent, or service-oriented users seeking a prestigious foothold in one of Glendale's most vibrant business districts. The suite features a professional office environment with convenient access to local restaurants, coffee shops, banking institutions, and neighborhood amenities that make Montrose a sought-after location for both employees and clients. Situated just minutes from the 210 Freeway, the property provides excellent regional accessibility while maintaining the charm and walkability of a neighborhood business district. The surrounding area benefits from strong demographics, consistent pedestrian activity, and a thriving mix of local businesses.

## PROPERTY HIGHLIGHTS

- Sublease through April 30, 2027

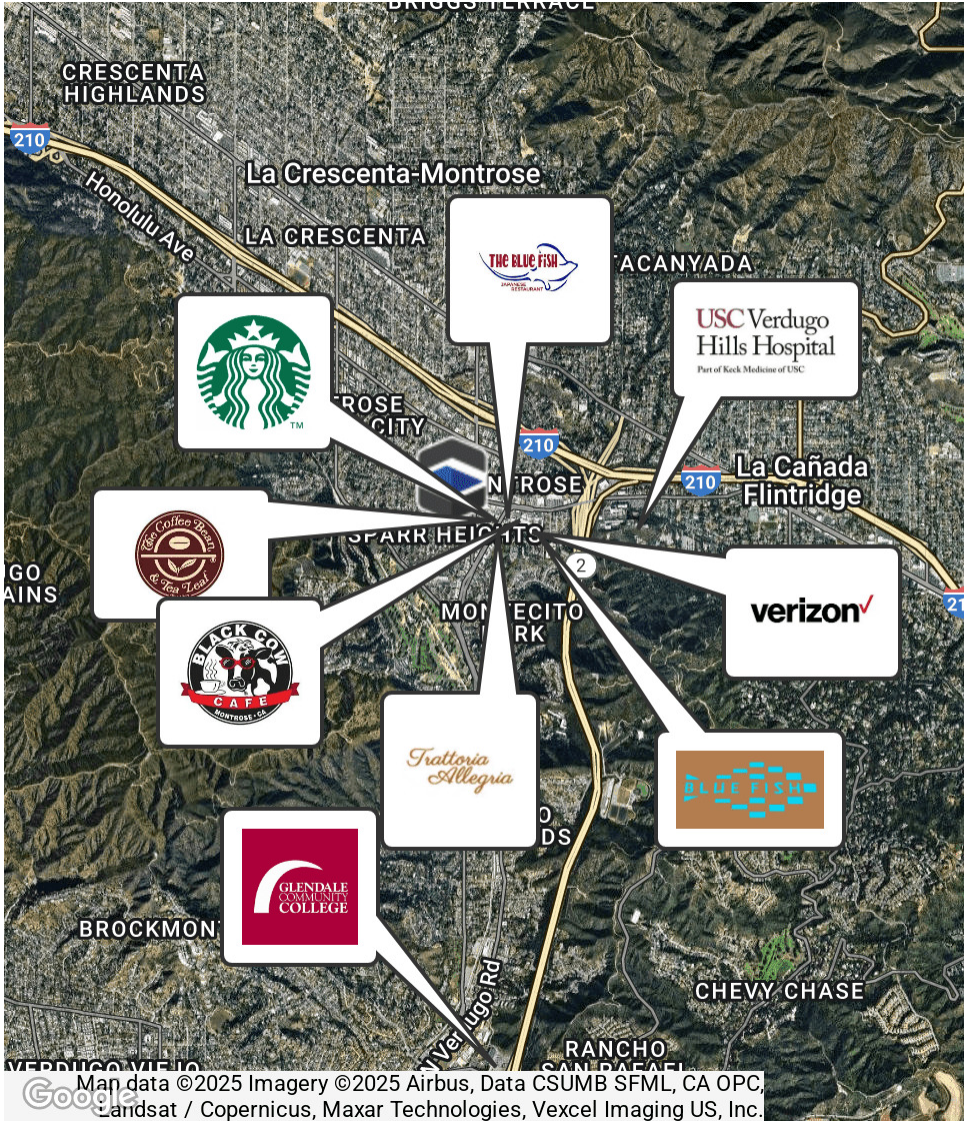
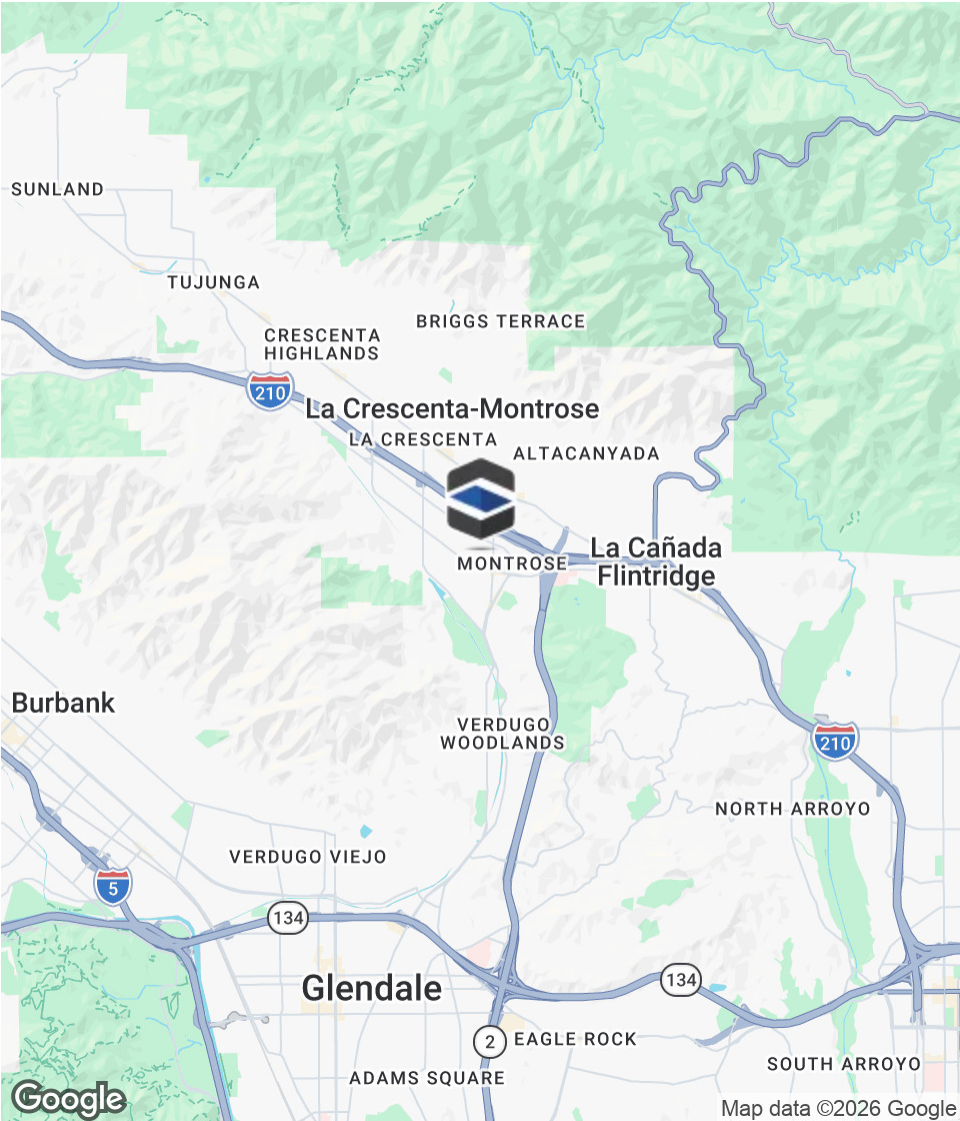
All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.





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